

BOARD OF APPEALS ZONING**CALENDAR NO****AGENDA 7:00 P.M.****OCTOBER 5 2016**

Z-2016-20 BSA Associates, 82 Bank Street, SBL 130.26-2-1. Application for change of tenancy. A review of architectural drawings 1 through 5 dated May 12, 2016, prepared by DSB Plus Architects, indicates interior alterations to an existing space for a new tenant. The property is located in the RM-1.5T Zone. The commercial tenant space is located on the ground floor of a multi-family dwelling and was legally existing non-conforming. The proposed Laundromat use is not a permitted use in this Zone. However, Section 4.3.5 of the Zoning Ordinance permits the change to other non-conforming use upon approval of the Board of Appeals. Therefore, the applicant seeks approval from the Board for the purpose of establishing a retail laundry use in this ground floor space.

Z-2016-24 Mr. William Sinistore, 304 Battle Avenue, SBL 125.79-3-4. Application for a detached garage. A review of sketch SK-1 dated May 3, 2016, prepared by Lisa Piper Gilbert Architect, indicates the construction of a two (2) car detached garage in the rear yard. The property is located in the RM-2.5 Zone and the dwelling is legally non-conforming with respect to front yard and one side yard setback. The proposed detached garage will require the following area variance

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Accessory Structure Side Lot Line Setback	12'-0"	-	0'-0"	12'-0"
2. Accessory Structure Rear Lot Line Setback	12'-0"	-	5'-0"	7'-0"
3. Accessory Building Coverage	10%	-	11.4%	1.4%

Z-2016-25 Ms. Werner & Mr. Hahn, 4 Stonegate Court, SBL 131.09-6-7.115. Application for a new deck and shed. A review of a plot plan and of sketches SK-1 and SK-2 dated July 6, 2016, prepared by Lisa Piper Gilbert, R.A., indicates the proposed construction of a rear yard deck and installation of a shed in the side yard. The property is located in the R1-5 Zone. The proposed additions will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback (Deck)	7'-0"	7.02'	3.33'	3.67'
2. Combined Two Side Yard Setback (Deck)	18'-0"	18.14'	14.45'	3.55'
3. One Side Yard (Shed)	7'-0"	7.02'	3'-0"	4'-0"
4. Combined Two Side Yards (Shed)	18'-0"	18.14'	14.12'	3.88'

Z-2016-26 Mr. & Mrs. Sidley, 11 Patricia Lane, SBL 138.05-7-44. Application for an addition. A review of drawings A-01 to A-03 dated July 20, 2016 prepared by Lisa Piper Gilbert, Architect, indicates a proposed second story addition over existing first floor and construction of a wrap around front porch. The property is located in the R1-7.5 Zone and is legally non conforming with respect to side yard setbacks. The proposed additions will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback (East)	12'-0"	11.04'	11.04'	0.96'
2. One Side Yard Setback(West)	12'-0"	6.92'	8.5'	3.5'
3. Combined Two Side Yards	25'-0"	17.96'	19.54'	5.46'
4. Front Yard Setback	25'-0"	31.9'	20.9'	4.1'

Z-2016-27 Rimawi Inc., 186-200 Westchester Avenue, SBL 126.61-5-3,4. Application for an extension of the resolution to expand and reconstruct the service station.

Z-2016-28 Westmoreland Lofts LLC, 146 Westmoreland Avenue, SBL 130.25-4-3. Application for a new building. A review of the architectural plans, prepared by Papp Architects, dated July 18, 2016 taken from the Site Development set, indicate a proposed five (5) story plus roof top vestibule mixed use building. The development site is located in the LI-M Zone. The proposed rooftop vestibule contains occupiable space that is less than a third of the floor area of the story beneath it, and therefore constitutes a half story. The proposed building will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Maximum Height, Stories	4	-	5 1/2	1 1/2
2 Maximum Building Height, Feet	50'-0"	-	70'-8"	20'-8"

NEW APPLICATIONS NO APPEARANCE

Z-2016-29 Haoyu Tsai & Yujie Cong, 125 Saxon Woods Road, SBL 138.14-10-2.2 Application for an addition. A review of drawing Z1 dated July 21, 2016, prepared by Dipti Shah Architect, indicates a proposed partial second story addition over existing first floor. The property is located in the R1-12.5 Zone and is legally existing non conforming with respect to front yard and side yard setbacks. The proposed addition will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	20'-0"	10.86'	17.78'	2.22'
2. Combine Two Side Yards	40'-0"	27.61'	34.53	5.47'

Z-2016-30 Davis Gardens LLC, 41 Davis Avenue, SBL 130.35-5-7. Application for a multi family conversion. A review of drawings EFP-1, PKG-1 and PKG2 with revision date September 8, 2015, prepared by Busing Associates, indicates the proposed conversion of a six(6) unit to a seven(7) unit Multi Family Dwelling. The premises are located in the RM-1.5 Zone and are non-conforming with respect to lot frontage, all yard setbacks and off-street parking. The proposed increase in dwelling units will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Required Off-Street Parking	10	6	9	1

NOTE: The applicant was granted the original area variance but it expired by limitation on March 4, 2016.

Z-2016-31 Somerset House Condo, 150 North Broadway, SBL 125.35-2-1. Application for a sign permit to erect one (1) new ground sign. The proposed ground sign does not have the required open space of not less than three (3) feet between its lower edge and the average grade per Section 9-10-42 (c)Ground Signs.

Z-2016-32 Ms. Nancy Skor, 4 Mileview Avenue, SBL 130.20-18-14. Application for an addition. A review of drawings A-1 through A-17 with latest date of August 18, 2016, prepared by Kent Johnson Architect, indicates the proposed construction of a front yard and rear yard addition along with a second story addition over the existing first story. The property is located in the R1-12.5 Zone and is legally non conforming with respect to lot area, lot frontage, main building coverage, one side yard and combined two side yard setback. The proposed addition will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	20'-0"	7.5'	7.5'	12.5'
2. Main Building Coverage	18%	18.6%	23.2%	5.2%
